

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 25 MARCH 2011

**10/0996/PP: ERECTION OF GARAGE
AT
NUMBER 2 GARAGE CENTRE, SEATH DRIVE, DALRYMPLE
BY MR THOMAS KERR**

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0996/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposed development consists of a single wooden garage measuring 5.4 metres in length by 3 metres in width and will be 2.5 metres in height at the ridge. The roof will be finished in felt. The garage is positioned at the eastern side of the site, adjacent to a similar single wooden garage and backing onto the garden area of number 32 Seath Drive.

2. RECOMMENDATION

2.1 It is recommended that the application for Planning Permission be approved.

3. CONCLUSIONS

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 There are no relevant development plan policies against which to assess the application. The only applicable material consideration in this case is the impact on the amenity of the area which has been assessed as minimal.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 25 MARCH 2011

**10/0996/PP: ERECTION OF GARAGE
AT
NUMBER 2 GARAGE CENTRE, SEATH DRIVE, DALRYMPLE
BY MR THOMAS KERR**

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission, to be considered by the Southern Local Planning Committee under the scheme of delegation as the Council has an ownership interest in the land to which the application relates.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located at the corner of Seath Drive and Burnton Road within the town of Dalrymple. The site is used for garaging and currently includes three wooden garages. The site extends to nearly 700m² with access taken from Seath Drive. The site is bounded by Seath Drive and Burnton Road to the south and west, the Primpton Burn to the north and number 32 Seath Drive to the east.

2.2 **Proposed Development:** The proposed development consists of a single wooden garage measuring 5.4 metres in length by 3 metres in width and will be 2.5 metres in height at the ridge. The roof will be finished in felt. The garage is positioned at the eastern side of the site, adjacent to a similar single wooden garage and backing onto the garden area of number 32 Seath Drive.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Dalrymple Community Council has not responded at the time of writing.

4. REPRESENTATIONS

4.1 No representations have been received following neighbour notification and public advertisement of the proposal.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 There are no particularly relevant development plan policies against which to assess this proposal.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material consideration relevant to the determination of this application is the impact on the amenity of the area.

Impact on Amenity

6.2 The proposal is located within an area which is currently being used as a garage site and the design of the garage is similar to that of the other three garages in this area. On this basis visual and residential amenity will not be adversely affected.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council relative to the determination of these applications.

7.2 In terms of legal implications, although the Council owns the land in this case, there is no requirement to notify the planning application to the Scottish Government under Circular 3/2009: 'Notification of Planning Applications', should Members choose to grant consent.

8. CONCLUSIONS

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 As detailed previously in this report, there are no relevant development plan policies against which to assess the application. The only applicable material consideration in this case is the impact on the amenity of the area which has been assessed as minimal.

9. RECOMMENDATIONS

9.1 It is recommended that the application for Planning Permission be approved.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

17 March 2011

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.

Anyone wishing to inspect the above papers please contact David Wilson, Acting Senior Planning Officer, on 01563 576779.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0996/PP

Site of Proposal:	No. 2 Garage Centre Seath Drive Dalrymple KA6 6DJ
Nature of Proposal:	Erection of a garage
Name & Address of Applicant:	Mr Thomas Kerr 25A Seath Drive Dalrymple KA6 6DJ

DPO's: Reference: David Wilson

The application should be Approved.

Reason for the Decision

The proposed development does not adversely impact on the visual or environmental amenity of the surrounding area.

Department of Neighbourhood Services
Planning & Economic Development Service
15 DEC 2010

SEATH DRIVE

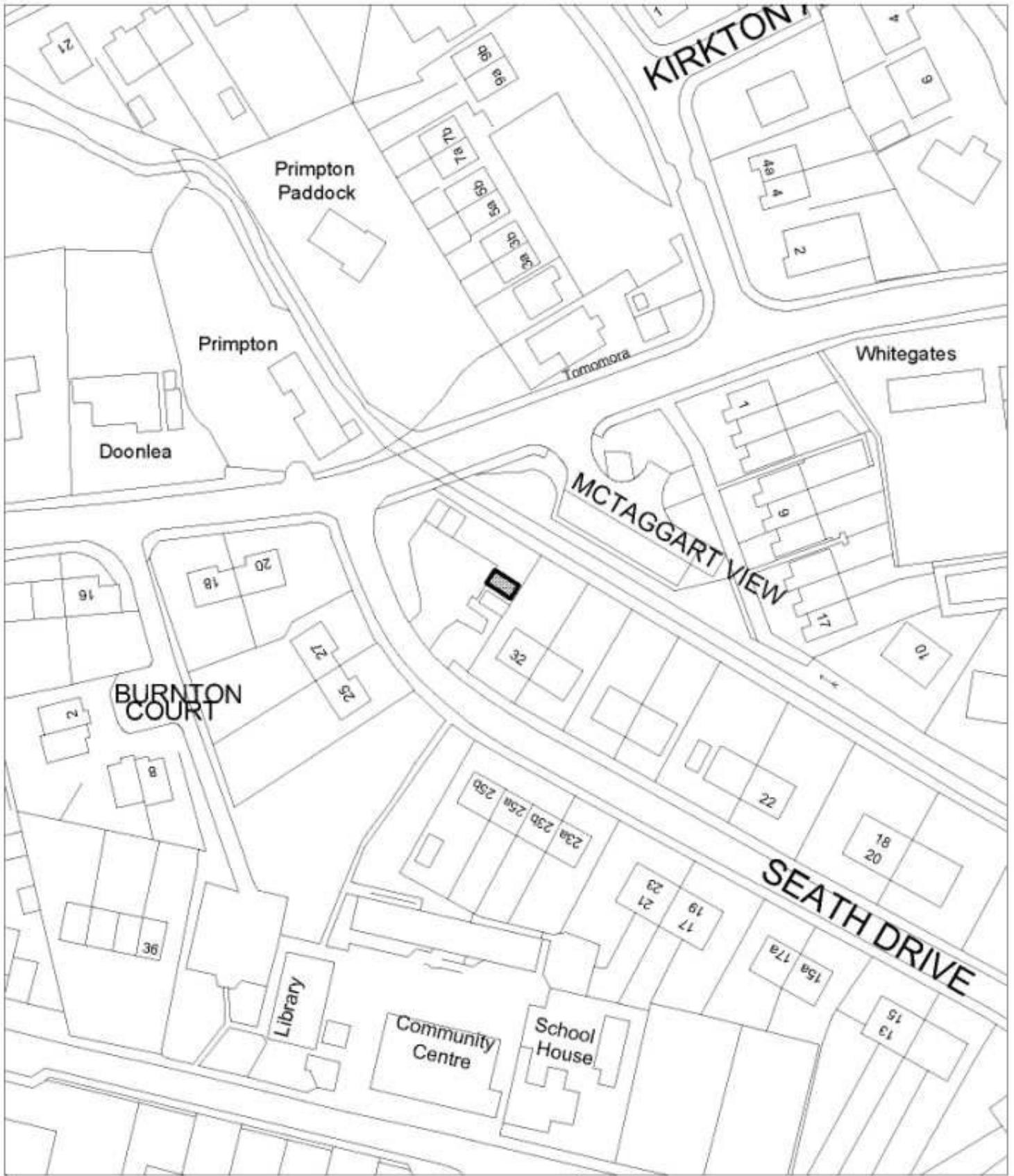
OVERHEAD HIGH TENSION CABLES



Proposed Garage Centre

SCALE: 1" = 40ft

PROPOSED GARAGE CENTRE AT SE DALRYMPLE.

This map is published by the permission of Ordnance Survey for the internal business use only. No further copies can be made. © Crown copyright. All Rights Reserved. East Ayrshire Council OS Licence No. 10023409 (2010)



Title/Location	13 Seath Road Dairymple Application No. 10/0996/PP	East Ayrshire Council Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 25/03/2011	
Key	 Application Site		

This map is reproduced from the Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023409